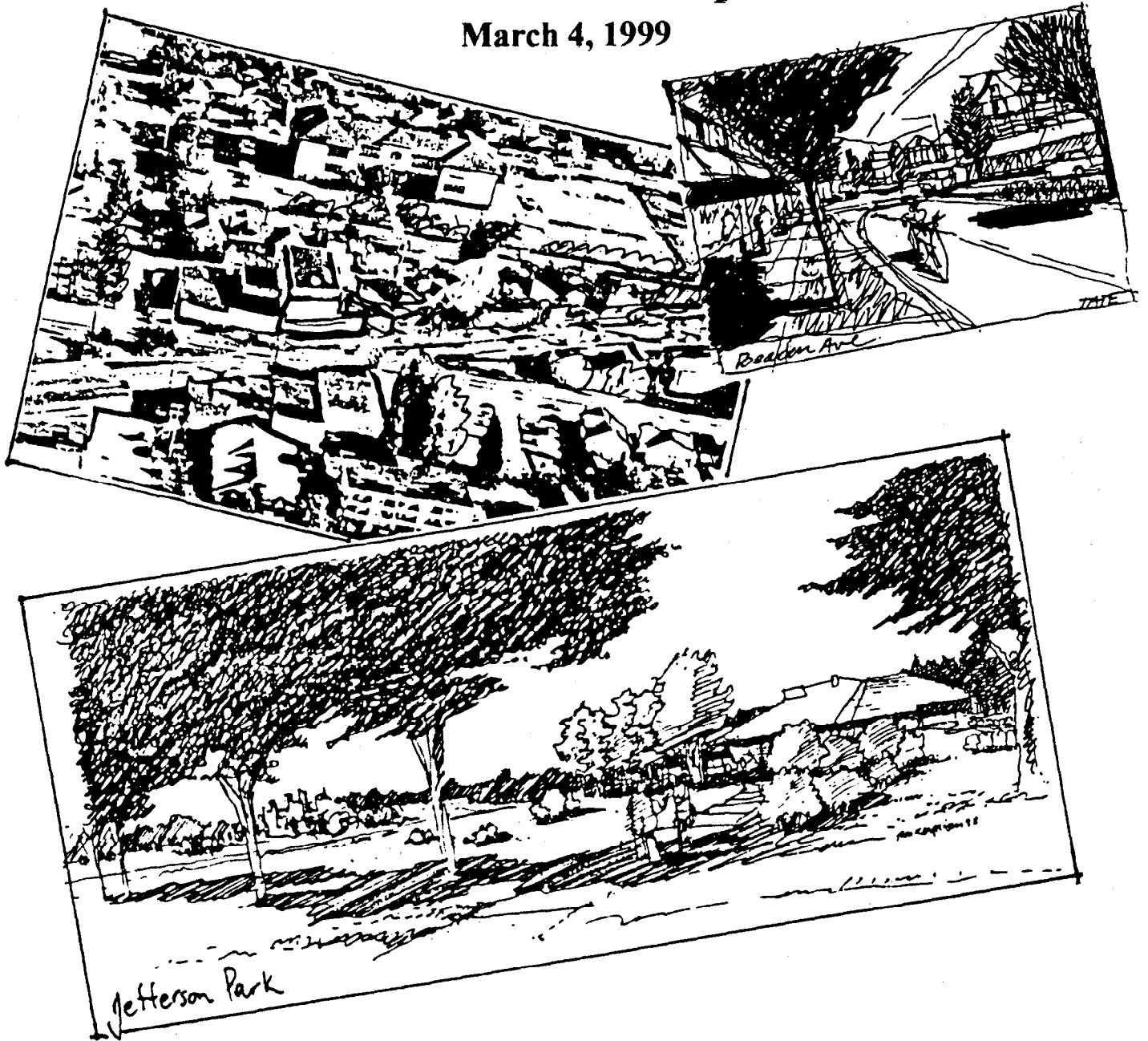


**Final**  
**North Beacon Hill Neighborhood Plan**  
**North Beacon Hill Urban Village Plan**  
**and**  
**Jefferson Park Concept Plan**

**March 4, 1999**



**North Beacon Hill Planning Association**

**Consultants**

**Dennis Tate Associates • Murase Associates**

Dear Friend of the Beacon Hill Community,

In August of 1997, community members on Beacon Hill realized that we might not make it to the grand social experiment of citywide neighborhood planning. We weren't organized, having spent great energy in the early 90's initiating the process with our 1994 North Beacon Hill Action Plan. Our neighbor and mentor, Cy Ulberg, along with folks like Dennis Tate, Roger Pence, Craig **Lorch**, Stuart **McFeely**, Tom Ryan, **Tana** Chamberlain, and a host of others who worked on the plan, had completed a substantial body of work. The community needed to find the energy to regroup and **organize** for planning once again.

At the end of the summer, we ran to the neighborhood **planning** office, grabbed Veronica Jackson by the cuff, and begged for help getting started. She laughed with pleasure that we'd made it and secured the resources we needed. Our planning structure created an enormous increase in her **Southend** planning workload. Thank **you** Veronica for your endurance, patience, and long hours of work with the community.

Word one from Veronica was "outreach". "Go to the neighbors and ask them what they want!" she repeated.

And the daunting task began. We took **friends** in hand, and went looking for the community. They were there, ready to overcome a disenfranchised history and take charge of building new relationships and infrastructure. We contacted churches, library users, local business owners, and residents. We secured representation from all the facilities and user groups in Jefferson Park for work on the park plan component. We translated notifications and **brainstormed** on which corners of the community we were missing. Our outreach program was constant and continues today.

We contacted Roberto Maestas at El Centro de la **Raza**, and asked, "Roberto, please come do neighborhood planning. The community council thinks the **Latino** community isn't making it to the table. They don't understand that resources are completely stretched and you can't justify diverting them. We have to do it anyway, to bring it all together."

He energetically agreed. and Felicia Gonzalez, Housing and Community Development Director at El Centro, volunteered to Co-Chair the neighborhood planning effort. Felicia brought El Centro's **resources** with her to support the process. El Centro provided office space with computers, printers, and **phones** as well as the largest conference room in the community, where we held about half of the estimated 48 large planning meetings. Plan volunteers, including residents who work or volunteer at El Centro, enjoyed spending time in the beautiful building.

Over the course of the 20 months of planning, volunteers also joined in on the annual community clean-up and **gardening days** at El Centro. The **Alfredo** Arreguin Exhibit was showing on the second floor gallery in late 1998. We went upstairs at meeting breaks to enjoy the amazing paintings. The Beacon Hill Culture Club, a new arts group with

planning membership on the hill, created an installation for the Tree of Hope showing that followed the **Arreguin** exhibit.

**As** Co-Chairs of planning, we wanted to ensure that it **was** the Beacon Hill community, in the broadest possible sense, that built this plan. Accolades to the scores of neighbors who arrived to do planning for the first time! **People** came **from** all over the community, by word of mouth, local news meeting listings, posts, and recruitment. We talked it up at the grocery store, on the street, in the park, and subsequently met our new friends around the planning table. Our meetings were large and our check-in events were hugely attended..

We worked hard to obtain the resources to translate our materials into Chinese, Tagalog, Vietnamese, and Spanish. Outreach Coordinator, Albert Kaufman, built an extensive community website at <http://www.ci.seattle.wa.us/commnty/beacon/planning.htm> which includes translated pages: We provided on-site translation services at meetings, check-in and validation events. We translated the comments received in these languages into English as well. We are still translating materials, and Albert continues to volunteer his expertise by maintaining the community website. Join the 2000 people, on average, who hit our site each month and find out what the advocacy groups are doing next to make the plan a reality!

Social **experiment** is a mild word for the process we have been through. The Beacon Hill plan has **generated** challenging discussion in the neighborhood planning arena. We strive to restore mixed uses that benefit the local community in a park that is completely occupied with regional facilities. We strive to **site** our library without tearing apart fragile community relationships. We want the City to provide real benefits for all our labor. **We** have held this last goal since 1994.

The Beacon Hill community **certainly** isn't alone in hosting **vigorous** debate. The question is, whether the City can **use** community discussions **to** solve long-standing problems and distribute resources to **neighborhoods** as effectively as they do downtown. This question is especially significant for **neglected** neighborhoods like Beacon Hill and Rainier Valley, home to large numbers of people of color, where the existing conditions of our public facilities guarantee a difficult struggle over costly delayed investments.

We had previous **recommendations** to work with from the 1994 North Beacon Hill Action Plan. Our new plan is **gratifyingly** consistent with the recommendations of our first plan. Our 1998-99 plan is also **supported** by the **early**, City-funded, survey work done by the community in 1990. Effectively, this is the third major phase of planning for Beacon Hill neighbors in this decade. **Begging** the question, are we done yet?

Our previous work directed us to organize our planning process in a way that was unique to all other neighborhood plans. We divided the plan into two distinct parts: the Urban Village plan and the Jefferson Park Concept Plan. We are the only community in the City to complete Phase I of a major regional park master plan with **our** process. The deteriorated condition of Jefferson Park demanded we undertake this task.

We also undertook the process, perhaps mistakenly, of assuming responsibility for siting our new library. In retrospect, although we all agreed to try, we lacked adequate resources and expertise to complete a library siting process. ✓

Jefferson Park: Our sadly neglected 90-year old Olmsted legacy sits along Beacon Avenue. One hundred and fifty-one acres of public park land, plus another 30 acres of water division land, are doing little to inspire, support, or attract our children and families. It is a motley mix of features: the oldest public eighteen-hole golf course this side of the Mississippi; a beautiful-though inaccessible, Jefferson Park Lawnbowling Club; a cramped and crowded community center without a **gymnasium**; a panoramic public view area at 340 feet above sea level, that awaits release from barbed wire, bird wire, and driving range fence obstruction. Finally, the rich, frequently tragic history that no one had previously unearthed, is one of the greatest surprises of our park planning process. Thank you to Mira Latoszek, Jefferson Park Historian for her studied efforts in this area.

From the beginning we had **participation** from every facility in the park planning area. The list includes the Veterans Administration Hospital (VA), **Asa** Mercer School, Fire Station # 13, the Lawnbowling Club, the City Horticultural Facility, Municipal Golf of Seattle, and the golf clubs at Jefferson Park, Jefferson Community Center and the advisory council that runs it, the City Water Division of Seattle Public Utilities (**SPU**), and the City Parks Department. We had from 20-60 people attending each park meeting. Most were community volunteers. Thank you to Wally Meyers and the Jefferson Park Lawnbowling Club for hosting the majority of the meetings.

Implications of our plan are significant and positive for beginner, youth, and senior golf users, and the facilities they frequent on the west side of the park. The plan proposes to invest \$5-6 million in the reconstruction of the west side golf facilities through a public-private partnership. The plan also directs reconstruction and expansion of the community center, children's playground and the construction of a **gym**. The plan opens up views and access for the Lawnbowling Club. There are few or no impacts from our recommendations for the VA or Firestation # 13. Benefits for improving **Asa** Mercer facilities are dependent on further study and the feasibility of siting a track for the school.

The long-term planning for transformation of the decommissioned water reservoir lands into parks uses must come next. The City needs to provide support for this final phase of the Jefferson Park Master Plan. The City Council failed to take up our request to fund this work in the 1999 budget cycle. The community will not be able to use these areas without financial support for further planning.

The library siting subcommittee meetings were hosted at the existing library and at El Centro de la Raza by Librarian Carlene Barnett and Urban Village Vice-Chair Debbie Amsden. Thank you for the patient work on this difficult area of the plan. The community approved the final components over the course of two days in January 1999. A very large contingent of the community attended both these meetings. Those attending unanimously declined to recommend a specific location for the library, and we

respectfully turn over our planning documentation, comments, and agreed upon criteria for siting, to the Library Board. We hope ~~the~~ library board will quickly expedite a professional site selection process for Beacon Hill. The **community** eagerly awaits ~~the~~ results.

The transportation section of our plan was ably lead by Warren Yee. Warren held a number of meetings, and the detailed recommendations, which primarily focus on the urban village area, have broad support in the community. Safer pedestrian crossings, bus access, lane reductions on Beacon Ave., and the siting of a light rail station, w&e key points of community study. Warren must also be credited ~~for~~ bringing information and awareness to Sound Transit regional planners. Sound Transit was unaware that our bus ridership levels on Beacon Hill justified bringing the Beacon Hill tunnel and station into the regional transit plan. Thank you Warren. Finally, the North Beacon Hill plan in conjunction with the North Beacon Hill Community Council, also voices support for construction of a tunnel to house the Rainier Valley light rail component.

Other areas of emphasis in our plan include land use, zoning, and urban village open space recommendations. Karen Kiest of **Murase and ASSOC.** who labored on the Jefferson Park designs, juggled her time effectively in order to work with Dennis Tate and community volunteers on these urban village components. Thanks to Jim **Pullen**, with support ~~from~~ Reba Blissell, for hosting land use meetings and listening to all views. The **El** Centro de la Raza Master Plan. also under production along the same timeline, contains open space components that arc consistent with the recommendations of the neighborhood plan. The El Centro Master Plan provides for construction of a community ~~performance~~ hall. This proposal was approved in the neighborhood plan and will be an **enormous benefit** to the community ~~when~~ it is built. ✓

Our ~~sincere~~ thanks go to our friends and consultants. Dennis Tate and Karen Kiest for ~~listening to the needs~~ and interests of ~~the~~ community. We appreciated the good humor with ~~which you~~ worked to turn ~~neighborhood~~ discussions into professional plan documents

Live and learn could be an apt motto for ~~the~~ social experiment of neighborhood planning. Many are disappointed that ~~the~~ City has nor seen fit to provide funding for evaluation of this **enormous** multi-year ~~effort~~ impacting 37 **neighborhoods** in the City. Without this crucial task, ~~we~~ will not be able to sort the seed from the husk. We know we made ~~unavoidable~~ mistakes. How do ~~we~~ eliminate ~~them~~ in the future? What successes do we remember to repeat? We may never know. **We** ask all the Chairs of the Neighborhood Planning groups, to challenge the City ~~to~~ find funding to evaluate and document the successes and pitfalls of our program now. ~~WC~~ are at a crucial resting point in a process that will continue to unfold and impact our communities. The program must be evaluated with the participation of planning members.

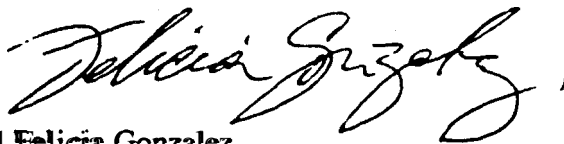
Advocacy and implementation organizations are forming on Beacon Hill:

- Friends of Beacon Hill Library will support the pending library design and construction; Dina McDermott has agreed to lead that organization.
- The Jefferson Park Alliance (JPA) is being organized by Albert Kaufinan, Mira Latoszek, Willie Ziegler, and Mark Holland. JPA will carry on the tasks of advocacy for the recommended park plan.
- The North Beacon Hill Council (NBHC) has always been active and supportive in monitoring transportation projects in the community. NBHC is well equipped to continue in that role with Warren Yee in the lead.
- The El Centro Master Plan provides a guide for implementation of open space enhancements in the urban village as well as construction of the recommended performance hall. ✓
- The Beacon Hill Culture Club (BHCC), a new arts organization is working with SEATRANS on the arts component of the Beacon Ave. Median project this year. BHCC is also negotiating with Seattle Public Utilities for conversion of the water quality building in Jefferson Park to community arts use.

We are on our way! For information on contacting these community volunteers and getting involved in any of the community projects, feel free to contact the Office of Neighborhoods, the Beacon Hill Library, El Centro de la Raza, North Beacon Hill Council or Frederica Merrell at 722-8357. There is also a contact list on page two of the Table of Contents in this document.

Thank you and congratulations to everyone for successfully engaging in the neighborhood planning process.

Sincerely,



Frederica Merrell and Felicia Gonzalez  
Co-Chairs  
North Beacon Hill Planning Association  
Dated March 3, 1999



The North Beacon Hill Action Plan was created with the volunteer labor and City support of the following list of individuals. There are others whose names may have been missed, but whose work was also invaluable. ; Muchas Gracias!

## COMMUNITY VOLUNTEERS WHO CONTRIBUTED LABOR

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Mary Ball	Kat <b>Marriner</b>
Alex Bautista	Regino Martinez
Dan Bennett	<b>Dina</b> McDermott
Reba Blissell	Stuart <b>McFeely</b>
Ed Boogaerts	<b>Mark McLaughlin</b>
Dave Budd	Debbie Meyers
Christine Campbell	<b>Wally</b> Meyers
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Chavely Cherena	Elisa Miranda
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Hilda Magaña	Romelia Yax

Teens at the Jefferson Park Community **Center**

## OFFICERS

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Frederica Merrell	Co-Chair, North Beacon Hill Planning Association, Jefferson Park Committee Chair
Albert Kaufman	Outreach Coordinator, North Beacon Hill Planning Association
Debbie Amsden	Urban Village Committee, Vice-Chair, and Library Subcommittee Chair
Jim Pullen	Urban Village Committee, Secretary and Land Use Subcommittee Chair
Warren Yee	Transportation Subcommittee Chair, Urban Village
Willie Ziegler	Jefferson Park Committee, Recorder, Parliamentarian, and Jefferson Park Advisory Council Representative
Mira Latoszek	Jefferson Park Committee, Historian

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Dennis Tate	Dennis Tate and Associates
Karen Kiest	Murase and Associates. Landscape Design
Kay Godfrey	Seattle Neighborhood Group

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John Mallon, Parks  
Dwayne Pentulla, Parks  
Ed Yang, Municipal Golf of Seattle  
Thomas Blackmore, Municipal Golf of Seattle  
Carlene Barnett, Library  
Bill Anderson, SEATRANS  
Jennifer ~~Carmen~~, City Strategic Planning Office  
Peggy Dunlap, Jefferson Park Community Center  
Randy Smith, Jefferson Park Community Center  
Chief Schick, Firestation # 13  
Stan Lock, Neighborhood Service Center  
Jefferson Park Community Center staff



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Representative Velma Veloria, 11<sup>th</sup> District

Doug Jackson, Friends of Seattle Olmsted Parks

Kristine Wong, Community Coalition for Environmental Justice

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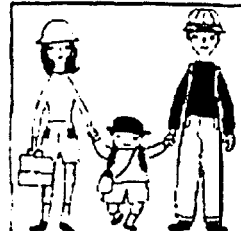
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- Dennis Tate & Associates - (206) 633-3679. FAX (206) 633-2131, [dtate1550@aol.com](mailto:dtate1550@aol.com)
- The North Beacon Hill Website is located at <http://www.ci.seattle.wa.us/commnty/beacon/home.htm>. There you can find the North Beacon Hill Planning Association planning documents (for printing purposes) as well as up to date information on our neighborhood plan and other information relevant to life in the Beacon Hill community.



Beacon Hill, Seattle

Welcome Home!